



## FOR SALE

### SOUTH CITY BEACH WATERFRONT | ONE OF THE BIGGEST LANDHOLDINGS | LAST OF THE ORIGINAL BEACH SHACKS

NOW HIGH \$4M's

\*PRICED TO EFFECT AN IMMEDIATE SALE PRIOR TO XMAS!

#### THE LOCATION

South City Beach is wider Perth City's most exclusive beachfront enclave. A small coastal village of some 250 homes nestled in the dunes, ocean side of West Coast Highway and cocooned against the shoreline by the Swanbourne army reserve, Cottesloe Golf Course, Bold Park Bushlands and the iconic beachfront City beach football ovals, which are the finish line of the City to Surf. There is finite property here. The closest and most central beach to the heart of Perth City and the St. Georges Terrace engine room of the state's economy. Of the 250 homes here, there are only 26 homes oceanside of Branksome Gardens with rear gates directly onto the dunes. Most are now redeveloped with luxury new residences. There are very few blank canvases like this left. Gaze out to the horizon and be forever in touch with the many moods of the day. Fit in a morning swim before your first appointment even when you are running late. Catch up with friends at the beachfront cafes for a meal or a drink. Walk your dog along the long romantic untouched shoreline or stroll through the springtime wildflower wonderland in Bold Park A-class bush reserve.

#### THE HOME

The last of the original beach shack oceanside of Branksome Gardens. This home has been in the long ownership of an old time South City beach family who have brought up four kids here and entertained their grandchildren. This family grew up with "South City" in their veins! It is now time for generational changes and to hand this loving home on to the next owners to create loving chapters and memories for their own families. This place has "good juju" – beautiful piece of spirit country for you to now secure as your happy place. It is very original, its full of character, it's a renovator's delight. It's being sold "as is". It's also a fantastic site for your new home. At 779sqm it is also one of the biggest sites on the Branksome waterfront strip – where many of the

3 BED | 1 BATH | 2 CAR

PRICE:  
Under | Offer

OPEN FOR INSPECTION:  
N/A



**Scott Swingler**  
**0448172307**  
scott@shore-property.com.au  
Shore Property